

MINUTES

CITY PLAN COMMISSION/ARCHITECTURAL REVIEW BOARD

November 20, 2006

A meeting of the City Plan Commission/Architectural Review Board of the City of Clayton, Missouri, met upon the above date at 5:30 p.m., Chairman Harold Sanger presiding. Upon roll call, the following responded:

Present

Harold Sanger, Chairman
Michael A. Schoedel, City Manager
Steve Lichtenfeld, Aldermanic Representative
Marc Lopata

Absent:

Mark Zorensky
James Liberman
Debbie Igielnik

Also Present:

Catherine Powers, Director of Planning & Development Services
Jason Jaggi, Planner
Kevin O'Keefe, City Attorney

Chairman Sanger welcomed everyone to the meeting and asked that conversations not take place during the meeting and that all cell phone and pager ringers be turned off.

MINUTES – REGULAR MEETING OF NOVEMBER 6, 2006 PLAN COMMISSION/ ARCHITECTURAL REVIEW BOARD

The minutes of the regular meeting of November 6, 2006 were presented for approval. Steve Lichtenfeld noted that the meeting reconvened at 7:25 p.m. not 5:25 p.m. as indicated on Page 9. Marc Lopata asked that the fourth complete paragraph of Page 14 be amended to read: “Marc Lopata commented that the brick could be reused rather than taken to a landfill.” The minutes were then approved, as amended, after having been previously distributed to each individual member.

SITE PLAN REVIEW/ARCHITECTURAL REVIEW – NEW CONSTRUCTION – 9 UNIT CONDOMINIUM DEVELOPMENT - 6615-19 ALAMO

Mr. Tyler Stephens, project architect, and Mr. Sam Chimento, owner/developer, were in attendance at the meeting.

Catherine Powers explained that the proposed project will combine two lots into one 13,600 square foot consolidated lot. The lot consolidation plat was previously recommended for approval by the Plan Commission to the Board of Aldermen on September 18, 2006. The proposal consists of the construction of a 24,225 square foot multi-family structure (including the underground garage) with a footprint of 6,702 square feet and featuring a lower level, 18-car garage. One (1) handicapped space is identified on the plans. A single surface space on the east side is also proposed. Access to the garage is off the north alley and meets the Zoning Ordinance provisions of two-spaces per unit for parking. The proposed building will be 3 stories and measure approximately 45 feet in height, as measured from average existing grade to the top of the parapet. The Zoning Code allows structures up to 45 feet in height in the R-5 zoning district. The units will range in size from approximately 1,365 square feet to approximately 1,745 square feet. Total lot impervious coverage is 54.9% which is near the maximum 55% allowed in this zoning district. The applicant is proposing to connect all downspouts and a trench grate via a storm water pump to a storm sewer located on the south side of Alamo. Trash will be stored in an enclosure located off the rear alley. The HVAC units will be placed on the roof and screened with metal mesh fencing. The existing properties are void of any trees or significant landscaping. The landscape plan calls for the removal of three (3) junipers. Four (4) street trees are to remain and be protected. A 10-inch Sugar Maple street tree will be impacted the most due to the water and sewer line construction and will require protection. The applicant is proposing a quality landscape plan with 27 caliper inches of new trees. Catherine indicated that this will be the first new condominium building in this part of Clayton in many years. It is typical that new Clayton condominiums contain underground garages. Catherine stated that this project meets all zoning requirements for impervious coverage, height and setbacks and that staff recommends approval of the project with the condition that the City's Tree Protection Standards be followed for the 4 street trees with special care for the 10-inch Sugar Maple Tree.

Mr. Stephens began a Power Point presentation. He stated that the original intention was to construct a building with lower cost units. He stated that this is the third presentation made to the City; the first being a design which would have required a side yard setback variance but that the variance request was denied by the City's Board of Adjustment back in July. He stated the building was re-designed so as not to encroach over any building lines and that plan was presented to this Commission and after discussion, was withdrawn. He stated they are now at their third design and are again seeking approval. He stated these units will be priced higher than their original intention.

Chairman Sanger asked what the units will be sold for.

Mr. Chimento replied that the smaller units will be priced at about \$390,000.00 with the larger units selling for between \$495,000.00 and \$515,000.00.

Mr. Stephens stated that the building is a 3-level building above the below grade garage. He presented a slide depicting an aerial view of the neighborhood with emphasis on the subject property. He stated that 9 units are allowed for this site and there will be 3 units per floor. He stated that the allowable impervious coverage is 55% and that this plan falls just short of that at 54.9%. A slide depicting the existing two, 4-unit apartment buildings was presented. Mr. Stephens commented that 8 units are coming down, 9 are going up. He stated the building is a quasi art deco style design. He indicated that the site drops a lot from Alamo to the alley which provides easy garage access. He stated the garage will house 18 parking spaces including one space designated for handicapped parking. He stated that one additional parking space outside the garage (surface space) is also being provided. He indicated that if no one with special needs resides in the building, then the reserved

handicapped space in the garage can be used for another tenant. He stated that trash will be stored off the rear alley. He stated the units will range in size from 1,365 to 1,745 square feet.

Mike Schoedel asked how the handicapped space in the garage will be marked as such if it is needed.

Mr. Stephens stated that will be handled in the indentures.

Steve Lichtenfeld asked the current impervious coverage.

Mr. Stephens indicated somewhere between 46 and 48%.

Steve Lichtenfeld asked if one more parking space were to be provided outside the garage would put the impervious coverage over the 55% allowed.

Mr. Stephens replied “yes”.

Steve Lichtenfeld asked if there is a 14-foot drop from south to north.

Mr. Stephens indicated that it is more like a 9-foot drop.

Chairman Sanger commented that it is a good site for underground parking.

Steve Lichtenfeld asked about the driveway slope.

Mr. Stephens indicated that the driveway is almost flat.

Marc Lopata asked how many units the existing buildings contain.

Mr. Stephens replied “8”.

Marc Lopata asked if the previous proposal was for a 2 story building.

Mr. Stephens indicated it was previously a 2 ½ story building.

A discussion ensued regarding trash and recycling. Mr. Chimento commented that in his experience, people do not like trash rooms and therefore, this building will not have one. Mr. Stephens stated that one of the three dumpsters could be a recycling container.

Marc Lopata asked what the actual height of the building is.

Mr. Stephens replied 44-feet, 11 ¾ –inches. He commented that this 45-feet is “shorter” as the site falls and the average existing grade actually starts below the first floor.

Marc Lopata asked how tall the building is to the west.

Mr. Stephens indicated he did not have that information, but that he has photos for presentation at the architectural review level.

Chairman Sanger asked if there were any comments from the audience regarding the site plan.

Ms. Mary Burrows, 6633 San Bonita, asked if the City has standards governing trash area size and if so, what they are.

Catherine Powers indicated that the City does have a requirement for size of trash area, based on number of bedrooms.

Ms. Burrows stated she thought recycling was mandatory and believes it reasonable to require a recycling set-up. She commented that 3 dumpsters for 9 units does not seem like a lot of space.

Chairman Sanger asked staff if enough space is being provided for trash.

Catherine Powers replied "yes".

Chairman Sanger asked if there is room in the trash area for recycling set-up.

Catherine Powers indicated that something could be done.

Chairman Sanger asked if this can be required.

Kevin O'Keefe replied "no".

Ms. Margaret Soloman, Alamo resident, asked if the two existing apartment buildings are vacant or if they are occupied.

Mr. Chimento indicated that they are occupied and that the residents are on a month-to-month lease.

Mr. Herm Smith, 6633 San Bonita, advised that the County will be requiring a minimum of 60% trash to be recycled in the future.

Mike Schoedel stated that if that is true, then one trash dumpster could become a recycle container.

Being no further questions or comments regarding the site plan, Steve Lichtenfeld made a motion to approve the site plan per staff recommendation (outlined above). The motion was seconded by Mike Schoedel and unanimously approved by the Commission.

The architectural aspects of the project were now up for review.

Catherine Powers indicated that the project consists of the construction of a 3 story, approximately 45-feet in height (as measured from average existing grade to the top of the parapet wall), 24,225 square foot (including garage) multi-family structure with a lower level, 18-car garage. Catherine stated that this design is a more traditional multi-family structure than the previously

proposed 2 ½ story design for this site previously considered by the Plan Commission and subsequently withdrawn by the applicant. The façade, including the materials and window placement, is proportional to the existing structures in the neighborhood. The reddish brick building contains a prominent front entry feature with stacked terraces on each end. The terraces will be screened with a metal guardrail between wood columns. The base of the building contains a dark gray mix of slate tiles on all four elevations. On the rear of the building is a large 12-foot deep terrace on the first floor. On the upper floors, 5-foot balconies project out from the building. Windows will primarily consist of aluminum-clad wood windows, black in color. The garage door will panel-type with the color to match the slate. The roof will be a membrane-type. The HVAC units will be attached to the top of the building and screened with a mesh fence. The applicant is proposing the use of a composite panel system for the exterior areas around the terraces. The applicant indicates the composite panels are a laminate product which will be constructed of individual panels with a ½ inch gap in between. The system is not designed to be watertight, but will act as a screen. The proposed color is to be gray or beige. The applicant will be at the meeting with material samples. Catherine indicated that staff's recommendation is to approve with the condition that the applicant provide specifications regarding the durability and appearance of the composite product for ARB approval.

Mr. Stephens presented a color rendering and floor plan of Unit 1-C to the members. He indicated that this unit features a nice large terrace, as it is the top of the parking garage. A street elevation was presented. He stated the design of the building helps to break-up the scale. He indicated that the large front window will be constantly lit to provide interior lighting to the stairway. He stated that many of the new buildings on Brighton Way have similar underground garages. A slide depicting other 3-story buildings and other 2-story buildings with balconies in the area was presented. He stated they believe the proposed building to be compatible with the neighborhood.

Mr. Stephens presented samples of the reddish brick (2 colors; the darker being proposed for the accent bands), stone, slate and window. The brick will be Glen Gary Oxford Ironspot and Indicot Medium Ironspot #77. The slate will be black. A sample of the composite material was presented. Mr. Stephens indicated it will be in a cream color and completely impervious to water and that it has been used extensively in Europe for over 20 years.

Steve Lichtenfeld asked how it is attached.

Mr. Stephens stated it is surface applied (screwed through the panel; 1 fastener per corner).

Steve Lichtenfeld asked if any of this composite material is proposed for the building's north elevation.

Mr. Stephens replied "no".

Mike Schoedel commented that a large front window is common in the neighborhood, but that others are etched or stained glass.

Mr. Stephens stated the proposal for that window glass is transparent.

Ms. Burrows commented that the lack of roofing over the balconies is disadvantageous. She asked that other than the reference to the composite material if there is any effort to make this a green building.

Mr. Stephens stated that the building will not be LEED certified.

Ms. Burrows indicated that since the street drops east to west, this building is higher than other buildings on the street, even the other 3 story buildings. She questioned why no shadow study was preformed. She commented that Units C & B have access to an outside stairwell, but questions if there is access from Unit A other than the front door.

Mr. Chimento commented that all units exit to a central hallway.

Chairman Sanger announced that the City is anxious about green buildings; however, the City has not yet established standards.

Catherine Powers stated that green buildings will be encouraged whenever there is opportunity to do so.

Mike Schoedel stated that there are no residential LEED standards as of yet.

Chairman Sanger stated that green buildings so far have been on a voluntary basis.

Mr. Stephens advised the members that the Building Code requires 2 means of egress for units over 2,000 square feet and that none of these units will be over 2,000 square feet. He stated this building does not fall under the high rise building code. He stated the building will be fully sprinklered.

Marc Lopata suggested using Trex for the decks instead of wood.

Ms. Jean Cody, 6431 Clayton Road, stated that the lot consolidation has a direct impact upon the neighborhood. She stated it seems like the Plan Commission's intent is to convert their entire neighborhood into one similar to that of Topton/Brighton. She stated that full brick is more attractive than thinner brick and that if anyone has to build in their neighborhood, she is glad it is Mr. Chimento as he builds lovely buildings.

Ms. Jan Anglin, 6360 San Bonita, discussed the historic nature of the area. She asked that the City be fair and equitable to all of its historic areas and that there are guidelines in place and that none allow a combination of lots. She stated this proposal is beneath Clayton. She stated that when the lot consolidation was discussed and approved, that it would only hold up if the project was also approved and that the project as presented with the lot consolidation previously was withdrawn. She stated there is a bit of confusion with this regard. She stated that Mr. O'Keefe's opinion is bias for the developer and that the lot consolidation should not have been approved without the plan being approved as well. She stated the lot consolidation is not appropriate. She stated the City is in need of money.

Chairman Sanger advised Ms. Anglin that she is way "off track".

Ms. Jan Anglin stated that development is being encouraged at the expense of the neighborhood.

Kevin O'Keefe stated that the Plan Commission approved the lot consolidation, the process is now complete, was properly concluded and in full keeping with all applicable laws and ordinances governing such.

Ms. Anglin stated that the building looks like a 1950's high school building; it is boxy and looks inexpensive and not Clayton like.

Mr. Paul Bridgeman, 6310 Alamo, stated that full brick is better than thin brick. He stated the composite material is out of place and the slate color seems too dark.

Chairman Sanger asked Steve Lichtenfeld's opinion of the composite material.

Steve Lichtenfeld stated the color, not the material itself, helps make the building lighter and the corners recede. He is not confident that replacing the composite material with slate would achieve the same result. He stated the dark base and stone color are fine with him.

Chairman Sanger asked the applicant if they wanted a vote taken this evening or if they wanted a continuance until the next meeting, especially in light of the fact that only four out of the seven members were in attendance this evening.

Kevin O'Keefe advised the members and the applicant that in order to grant approval, the majority of the members present must vote in the affirmative (in this instance, three out of the four members presents must vote to approve).

Marc Lopata asked if this project meets historic standards.

Catherine Powers commented that there is no requirement that the project (or any other in a historic district) meet historic standards as set forth by the Secretary of Interior since there is no local ordinance.

Kevin O'Keefe stated that the City cannot choose what laws to abide by if those laws were not adopted locally.

Being no further questions or questions, Steve Lichtenfeld made a motion to approve subject to staff recommendations (outlined above) and that Trex or equivalent be used for the balconies. The motion was seconded by Marc Lopata and unanimously approved by the Board.

At 7:00 p.m. Chairman Sanger called for a 5 minute recess.

The meeting reconvened at 7:05 p.m.

SITE PLAN REVIEW/ARCHITECTURAL REVIEW – MAJOR ADDITION – 10 CARRSWOLD

Mr. John Mueller, project architect, was in attendance at the meeting. Steve & Susan Lipstein, owners, were also in attendance.

Catherine Powers explained that the proposed project consists of a 2,844 square foot, approximately 17 foot high one story addition to the rear of the existing 6,169 square foot residence. Storm water will be piped to an existing storm sewer. New underground electrical service will be provided per City regulations. Trash will be stored in a trash enclosure on the west side of the property adjacent to the garage. The HVAC units are located behind the garage and screened with a brick wall. A screened in porch, flagstone patio and walks are also proposed in the rear yard. A 3-

foot high brick wall will be extended near the rear property line to match existing and to screen the new addition. The existing circular drive will remain; however, an extension to the new garage will be constructed of chat and near the garage entry, concrete. The existing impervious coverage is 20%. The new construction will add an additional 27% for a total of 47% impervious coverage, which is below the allowed 55%. Several trees will be removed as part of this project. The City's contracted landscape architect indicates that 61 caliper inches of trees and four (4) evergreens will be removed of which 35 inches require replacement. The landscape plan is proposing a replacement of 47 caliper inches. The Carrswold subdivision contains many old-growth trees which will require special care to preserve and protect during construction. The landscape architect indicates 12 trees are going to be impacted during construction. To address this concern the applicant has hired a certified arborist to develop a tree protection plan. The City's contracted landscape architect has reviewed the plans and concurs with the recommendations. Catherine advised the members that at their meeting of July 6th, the City's Board of Adjustment granted a 39.55 foot variance from the required 50.63 foot rear yard setback and a 9 foot variance from the required 22.33 foot side yard setback for this addition. She stated that the preservation of the existing mature trees is significant and that although the applicant has hired an arborist to develop a preservation plan, staff would like the applicant to continue to retain the services of the arborist throughout construction and submit reports to the City to ensure preservation methods are being followed. Another impact of this project is the increase in impervious coverage. The proposal will more than double the amount of impervious coverage, however, the lots in the area are large and the 55% maximum is not being exceeded. Additional storm drains are being proposed to assist in handling the increased run-off. Catherine indicated that staff's recommendation is to approve the site plan with the conditions that the applicant hire a certified arborist to ensure that tree protection measures are being followed during construction and that field reports by the arborist be submitted to the City in a timely fashion and that the City's contracted landscape architect make site visits as deemed necessary by staff at the applicant's expense to ensure protection measures are followed.

Mr. Mueller presented an existing and proposed site plan to the members. He pointed out the five existing mature trees that are being preserved and not impacted by construction. He stated the one story addition is being connected to the existing structure. A stone pathway will lead from the new therapy room and new landscaping will also be planted.

Chairman Sanger asked if the addition is at the rear of the property.

Mr. Mueller replied "yes".

Steve Lichtenfeld asked about drainage.

Mr. Mueller referred to the civil drawings and explained that there will be two new drains that will connect to the City's storm system.

Steve Lichtenfeld asked if these new drains will prevent water run-off onto adjacent properties.

Mr. Mueller replied "yes". He indicated that the majority of the driveway is chat which is semi-pervious. He stated a retaining wall will also be added along the rear of the property.

Marc Lopata stated he is curious about the setback adjustment.

Mike Schoedel commented that the Board of Adjustment is a quasi-judicial Board and that the only appeal process is through the Circuit Court.

Marc Lopata asked if the owners reside in the home.

Mr. Mueller replied “yes”.

Marc Lopata asked if notices of this request/meeting were provided to the University City residents behind this property.

Staff replied “yes”.

Mr. Mueller advised the Commission that those residents were made aware of the project and had no objections.

Being no further questions or comments, Steve Lichtenfeld made a motion to approve the site plan per staff recommendations. The motion was seconded by Mike Schoedel.

Mr. Mueller indicated his concern regarding staff’s second recommendation in that it is an open-ended statement. He asked for clarification.

Catherine Powers stated that the City’s contracted landscape architect may be called upon to make a site visit if deemed necessary throughout the construction process. She indicated that the cost is \$107.00/hour with each visit being approximately 2 hours.

Chairman Sanger advised Mr. Mueller that this requirement is typical when mature trees are involved.

Mr. Mueller indicated that his client is comfortable with this provided it is as described.

Chairman Sanger informed Mr. Mueller that utilizing the City’s contracted landscape architect does not generate revenue for the City.

The earlier motion to approve per staff recommendations, which was subsequently seconded was unanimously approved by the Commission.

The architectural aspects of the project were now up for review.

Catherine Powers indicated that the project includes removal of the exiting detached garage and the construction of a new attached three car garage, master bedroom suite and therapy pool. The footprint of the addition resembles two separate buildings connected with a hallway. A new screened in porch on the rear of the house is also proposed. The height of the new addition will be approximately 17 feet. The exterior of the home is primarily brick with some stone. The addition will incorporate brick to match existing with stone and wood accents. The screened in porch will have a stone base and stained wood frame with screens. The windows will be wood aluminum clad, black in color to match existing. The roof of the addition will be slate composite shingles with the color to match the existing slate roof. The trash enclosure will be a wood fence and the HVAC units are screened with a brick wall to match existing. Catherine indicated that staff believes that the addition blends well with the existing

structure and that since it is a 1-story addition, it does not overpower the existing home. She indicated that staff's recommendation is to approve as submitted.

Mr. Mueller presented a color rendering to the members. A sample of the brick (red w/cement wash) was presented. Mr. Mueller indicated that the brick will match in size and color to the existing. A sample of the flagstone was presented. Mr. Mueller indicated that the flagstone will also match existing. Mr. Mueller indicated that the roofing material they are proposing (sample shown) is Lamorite Tamko synthetic slate (a poly carbonite product), which has a 50 year warranty. Pella divided light windows are proposed for the addition.

Mike Schoedel asked if the roof will retain its color.

Mr. Mueller replied "yes"; he stated it has built-in UV protection.

Chairman Sanger asked if this material has been used before.

Mr. Mueller indicated that it is used in New York.

Mike Schoedel asked if it is used locally.

Mr. Mueller informed the members that he can provide a list of where this product has been used. He stated that the new design incorporates the original house entrance.

Steve Lichtenfeld commented that it is an elegant design and incorporates high quality materials. He stated he believes the addition will have minimal street impact and believes it is a great addition.

Being no further questions or comments, Steve Lichtenfeld made a motion to approve with the condition that staff review and approve the roofing material. The motion was seconded by Mike Schoedel and unanimously approved by the Board.

Catherine Powers commented that the City's Building Official will be involved with the roof review.

Mike Schoedel advised the members that as City Manager, he could have approved the next two items, but thought it would be better to bring them to the ARB.

ARCHITECTURAL REVIEW – ADDITION/RENOVATION TO SINGLE FAMILY RESIDENCE– 7405 WELLINGTON WAY

Mr. Christopher Jacobson, contractor, was in attendance at the meeting. Also in attendance was Mark Cofman, owner.

Catherine Powers indicated that this is a request to construct a four seasons room to the front side of the house and to enlarge the existing second story dormer. The applicant currently has a building permit to enclose the existing porch and enlarge the dormer above. The homeowner has now decided to enlarge the porch instead of just enclosing the porch. The existing porch will now be removed and an enlarged four seasons room will be constructed in its place. The existing home is a Tudor design and the

alterations will match this style. The four seasons room measures approximately 194 square feet and features stained timbers and trim to match the Tudor style home. The windows will be wood with a transom above to match the existing home. The existing dormer used as closet space will be enlarged and located above the four seasons room. The dormer will feature wood siding, timbering and stucco to match the Tudor style. An aluminum casement window is provided on the gabled portion of the dormer. The roofing material will be asphalt shingle, mixed color to match the existing roof. Downspouts will be tied in with the existing drainage system and piped to the storm sewer. The four seasons room and the dormer are in compliance with the front yard and side yard setback provisions of the Zoning Ordinance. Staff's recommendation is to approve as submitted and allow the amendment to the building permit.

Mr. Jacobson indicated that it is the intention to maximize the porch width and enlarge the second story dormer to enlarge the existing closet. He stated that they could come out 10 feet and still meet the setback requirements.

Chairman Sanger asked if there was a survey issue.

Catherine Powers advised the members that the neighbor next door (at 7401 Wellington Way) has indicated that this addition is too close to his home.

Chairman Sanger asked if the porch is gone and the dormer boarded up.

Mr. Jacobson replied "yes". He stated the proposed materials will match existing. Samples of the true stucco and 3/4" cedar were presented. He stated as proposed, the porch will be 10.5-feet wide by 18.5 feet long. He indicated the former porch was 8-foot, 1 1/2 –inches by 15-feet, 2-inches.

Mr. Bill Howard, 7401 Wellington Way, advised the Board that he is most affected by this. He stated if they are permitted to bring the addition out 3 1/2 more feet, that will leave only a narrow 6 1/2 feet strip of land between.

Jason Jaggi informed the members that the required side yard setback for this lot is 6.5 feet. He stated as proposed, the addition will be 7.5 feet away from the side property line; one foot more than what would be permitted by the Zoning Ordinance.

Mr. Howard indicated that he has an unusual situation with his property. He stated he has no back yard; only a deck. He stated the addition will loom over his deck. He referred to e-mail messages he forwarded to city staff regarding his concerns. He stated the houses are too close together. He stated he has no problem with the original proposal (for which the building permit was issued) but that it is unacceptable to him to have his neighbor's house looming over his property. He stated there is a lack of greenspace between the houses and that this will create an ugly situation. He stated that this addition will block sun to his living room from the west. He stated that he finds the amendment to be excessive as it creates a sun, shadow and greenspace issue.

Chairman Sanger asked what is behind the dormer.

Mr. Jacobson replied "a closet".

Chairman Sanger stated that it is his opinion that this addition is being built within the regulations and that it is not Mr. Cofman's problem if certain aspects of Mr. Howard's property were not constructed to meet current setback requirements.

Mr. Howard indicated that it is not his fault if his deck does not meet setback requirements; he stated that the deck was there when he purchased the property and all he has done is stain the deck.

Chairman Sanger agreed. He reiterated that this addition does not violate the setback requirements.

Steve Lichtenfeld stated there is not much of an architectural issue here; but that the sun only rotates when it is setting.

Marc Lopata indicated that he is not comfortable with the shadow issue.

Mike Schoedel commented that this property is not a non-compliance issue.

Marc Lopata stated it should be cleared up before it is approved.

Mike Schoedel advised the Board members that the neighbor's concern is why this was not administratively approved and why it is before them this evening. He stated that this project is by the book and no variances and/or adjustments are being sought. He stated the addition is only 194 square feet and that from a legal perspective, it may be challenging to demand additional requirements from this applicant.

Jason Jaggi reiterated that the non-compliance issue is on the neighbor's property; not on Mr. Cofman's property.

Mr. Howard stated that the owner saw the opportunity to build more because the setbacks permitted such but that he is not okay with it.

Mike Schoedel commented that building permit amendments are not uncommon.

Mr. Ronald Fisher, 7409 Wellington Way, advised the members that at Mr. Howard's request, he took a look at the properties. He stated it looks as if there is one house on top of the other. He stated this addition is not consistent with the ambiance of the Moorlands and finds it inappropriate.

Mr. Cofman stated he is spending a lot of money to improve his house and believe this will improve its value. He stated he is shocked that the neighbor's are unhappy with the proposal.

Steve Lichtenfeld stated that this addition is well within the property line and follows the rules.

Mr. Howard asked if any of the members visited the property.

Mike Schoedel, Steve Lichtenfeld and Chairman Sanger all indicated that they had visited the property.

Steve Lichtenfeld commented that although he agrees Mr. Howard has a unique situation, he did not feel that it is overwhelming. He asked for clarification that this addition will be 7 ½ feet from the property line; not 7 ½ feet to Mr. Howard's house (the structure itself). He also asked for clarification that the setback requirement for this property is 6.5 feet.

Staff concurred.

Steve Lichtenfeld stated that the distance between the two structures exceeds many distances between houses and would be more concerned about the distance between built structure and built structure.

Being no further questions or comments, Mike Schoedel made a motion to approve as submitted; seconded by Steve Lichtenfeld and unanimously approved by the Board.

RENOVATION TO SINGLE FAMILY STRUCTURE – 134 LINDEN

Mr. David Danforth, owner, was in attendance at the meeting.

Catherine Powers indicated that this is a request for an extension of an existing covered porch and the installation of a new porch on the north side of the house. She stated that the existing home features a covered porch on two sides of the home. The applicant would like to expand these porches to create a “wrap around” porch on three side of the home. The flooring would be a wood composite material. The columns will be made of wood. The applicants indicate that the house was originally built with a metal roof and their desire is to reflect the original design by re-introducing a standing seam metal roof to the porch and the main roof. The proposed metal roof is to be gray in color. She stated that the proposed “wrap around” porch will complement the traditional style of the residence. Staff has concerns with the metal roof, which is normally used only as an accent roofing material. However, given the style of the house and the proposed muted color, staff does not feel it will detract from the appearance of home or the neighborhood and therefore, recommends approval as submitted.

Mr. Danforth presented a copy of the original house drawings to the members; as done on an early version of CAD. He stated that the original drawings show the porch to the back of the house, but it was removed. He stated the porch extension will provide more outdoor living space for him and his family.

Chairman Sanger stated that there is not much room on the north side of the house.

It was noted that there is 15 feet from the driveway and 5 feet of asphalt driveway.

Steve Lichtenfeld commended the owners for the historic renovation.

Mr. Danforth presented a sample color (Old Towne Gray) for the metal roof.

Being no further questions or comments, Mike Schoedel made a motion to approve. The motion was seconded by Steve Lichtenfeld and unanimously approved by the Board.

Marc Lopata mentioned that he anxiously awaits the grading, erosion and sediment ordinance that is being prepared. He stated that there is no storm water ordinance in place and indicated that just this evening, the City approved a loss of about 3,000 square feet of greenspace.

Being no further business for the Plan Commission/Architectural Review Board, this meeting adjourned at 8:30 p.m.

Recording Secretary